

**The City of Springfield, Ohio
City Commission Public Hearing Minutes
Tuesday, July 6, 2021 – 6:55 p.m.
City Hall Forum**

150-21 Amending the Zoning Map of Springfield, Ohio by rezoning 2.33 acres at 1220 East Home Road, Springfield, Ohio from CO-1, Commercial Office District to CC-2, Community Commercial District.

The public hearing was called to order by President Copeland. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and President Copeland.

Mr. Copeland inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which was a copy of the public hearing notice. Said notice was published in the *Springfield News-Sun* on May 25, 2021.

On motion of Dr. Estrop, seconded by Mr. O'Neill, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

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July 6, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice of a public hearing for the purpose of considering the rezoning of 2.33 acres at 1220 East Home Road, Springfield, Ohio from CO-1, Commercial Office District to CC-2, Community Commercial District was published in the *Springfield News-Sun*, a newspaper of general circulation within the City.

Attached hereto is a true and correct copy of such legal notice published on May 25, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

Attached Legal Ad

NOTICE OF PUBLIC HEARING  
PROPOSED REZONING

Notice is hereby given that a public hearing will be held on Tuesday, July 6, 2021, at 6:55 P.M. (local time), in the City Commission Forum, to consider the proposed change in zoning for 2.33 acres located at 1220 East Home Road (being Parcel Nos. 3400300025314039, 3400300025314035 and 3400300025314036) from CO-1, Commercial Office District to CC-2, Community Commercial District. Details can be found on the City's website, [www.springfieldohio.gov](http://www.springfieldohio.gov) or by calling the City Clerk's Office at 937-324-7341 for details on how to participate.

By Order of the City Commission of The City of Springfield, Ohio.

JILL R. PIERCE  
CLERK OF THE CITY COMMISSION  
5-25/2021

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Mr. Copeland then called upon Community Development Deputy Director Thompson for a staff report. He reported as follows:

GENERAL INFORMATION

On April 19, 2021, Thanh Le, 1125 Green Tree Drive, Centerville, Ohio 45459, filed an application on behalf of property owner Gary Thomas, 4624 Plateau Drive North, Springfield, Ohio 45502, to rezone said property from CO-1, Commercial Office District to a CC-2, Community Commercial District. The buyer plans to keep the existing office and add a convenience store, restaurant, car wash, and fuel pumps. CC-2 Districts allow for gas stations under the automobile oriented uses as a conditional use. The conditional use will require approval from the Board of Zoning Appeals. The site size is 2.33 acres. The applicable regulations are found in Chapter 1174 of the Codified Ordinances, titled Amendments. The surrounding zoning and land uses are:

North: Commercial, zoned CO-1, Commercial Office District
East: Residential, zoned RS-5, Low-Density, Single-Family Residence District
South: Undeveloped, zoned PD, Planned Development District
West: Commercial, zoned CO-1, Commercial Office District

ANALYSIS

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as "Mixed Use, Low Intensity." The purpose of the Community Commercial District is to provide locations for the development of community shopping and business areas which serve a major segment of the community population.

CC-2 allows for the following uses:

Principal Uses Permitted

- (a) Business service establishment, except a drive-in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive-in facility.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.

Provisional Uses Permitted

None.

Conditional Uses Permitted

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
 - (1) The facility shall have no outside runs.
 - (2) Animals shall not be housed outside nor shall cages be stored outside.
 - (3) The building housing the facility shall be sound proofed to minimize the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
 - (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
 - (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.
- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of Chapter 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
 - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
 - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
 - (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
 - (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
 - (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.
- (n) Community Center, subject to the requirements of Chapter 1135.

Surrounding Land Use:

Permitted uses in CC-2 may be compatible with the surrounding commercial uses on East Home Road but consideration of the single-family residential uses on Derr Road should be taken into consideration.

Thoroughfare Plan:

East Home Road and Derr Road are classified as a Secondary Arterial Street.

Staff Comments:

City Manager's Office:	No objections.
City Service Department:	No objections.
City Police Department:	No objections.

City Fire Department: No objections.

City Building Inspections Division: No objections – building inspections will address any issue during permit process.

Planning/Zoning Division: No objections.

STAFF RECOMMENDATION:

Staff recommended approval of request to rezone 1220 East Home Road from CO-1 to CC-2. The City Planning Board unanimously recommended approval.

COMMENTS

Mr. Copeland asked if there were comments from the Commission.

Mrs. Chilton asked if there were any objections. Mr. Thompson stated there were none at the City Planning Board meeting, but staff received calls both before and after the meeting.

Mr. O'Neill asked about ingress and egress for the property. Mr. Thompson stated there is currently two curb cuts for the existing property. The proposed site plan shows eliminating one curb cut on Home Road and adding one to the Derr Road side. Mr. O'Neill also asked about the setbacks for this area. Mr. Thompson explained the City Engineer would make that determination during the building plan review.

Dr. Challa Ajit and Ms. Judy Jackson representing Springfield Gastroenterology, 2355 Derr Road, spoke on concerns related to existing water drainage issues in the area which could be worsened by a proposed car wash nearby. A retention pond was built at the rear of their property to collect water. Concerns related to increased pedestrian traffic in the area was also discussed.

Mr. O'Neill asked Service Director Moore about drainage issues in the subject area. Mr. Moore indicated there had been water draining issues previously in the area due to low areas. Mr. O'Neill noted the request for rezoning was under review, and a request for a conditional use permit from the Board of Zoning Appeals would be reviewed separately.

Mr. Rue noted some water issues could be addressed during the building process and help with the existing drainage problems.

Mrs. Chilton asked if adjoining owners would be notified if the applicant requested a conditional use permit for a gasoline station, and Mr. Thompson stated the same adjoining owners would receive notice.

The applicant, Mr. Thanh Le of 1125 Green Tree Drive, Centerville, described the proposed project similar to his other existing businesses which would include a privacy fence and security measures for both customers and employees.

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There being no further business, on motion of Dr. Estrop, seconded by Mr. Rue, the public hearing adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION